

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

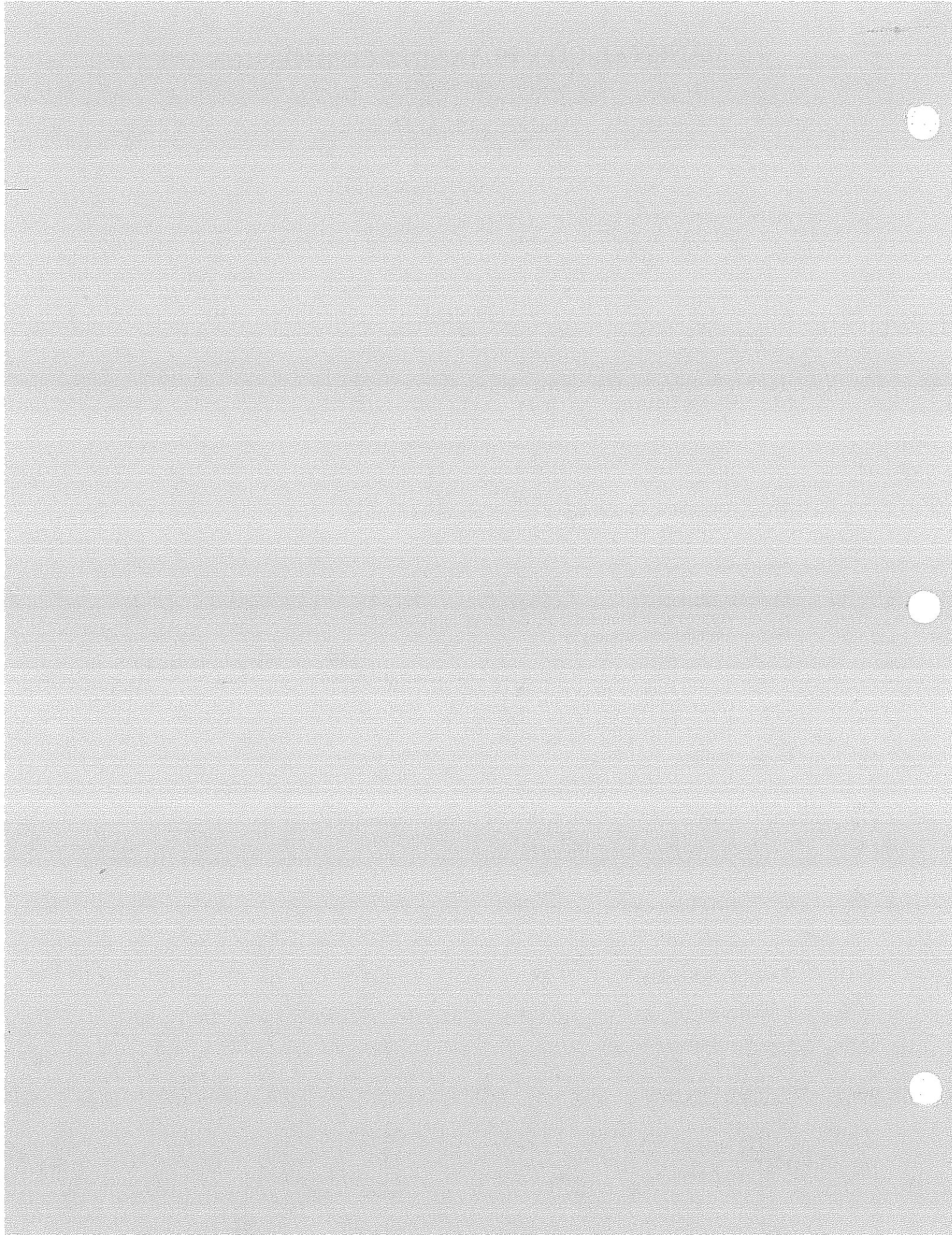
MEETING OF OCTOBER 5, 1995

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, October 5, 1995 at 7:00 P.M. in the City Council Chambers in City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1. Amor Sign Studio, Inc. - Special Use Permit
    - 2.
  - B. Site Plan Reviews:
    - 1.
    - 2.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (9/7/95)
  - B. Unfinished Business:
    - 1. Amor Sign Studio, Inc.
    - 2. Public Access North end Lake Michigan Beach
    - 3. Public Parking - Man Made Lake
  - C. Other Communications:
    - 1. City Update
    - 2.
  - D. Reports:
    - 1. D.D.A. Update
    - 2. Zoning Board of Appeals
    - 3. Site Plan Review/Historic Overlay Committees
    - 4. Joint City Review/Ordinance Committee
    - 5. Pre-Manufactured Homes
    - 6. Oil & Gas Committee
    - 7. River Street Traffic
  - E. New Business:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, City Code Administrator  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Beth Adams, DDA/Mayor  
Dale Picardat  
Julie Beardslee, Assessor



10-5-95

10/2/1995

City of Manistee

OCT 4 1995

Attention Jon R. Rose  
Code Administrator

I am unable to attend the Public  
Hearing on Thursday Oct. 5-1995.  
about relocation of a highway  
sign.

No to relocation

No to increase sign

Sincerely

Kathryn Yankee  
55 Cypress



10.5.95



Manistee Village Partners  
1362 North River Road  
St. Clair, MI 48079  
Telephone (810)329-3160  
Facsimile (810)329-9328

October 3, 1995

Mr. Jon Rose  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

Dear Mr. Rose:

Attached are several sketches showing parking arrangements for the Sands Products property located by Man Made Lake.

If one of these appears desirable, a more detailed drawing of that option can be prepared.

Sincerely,

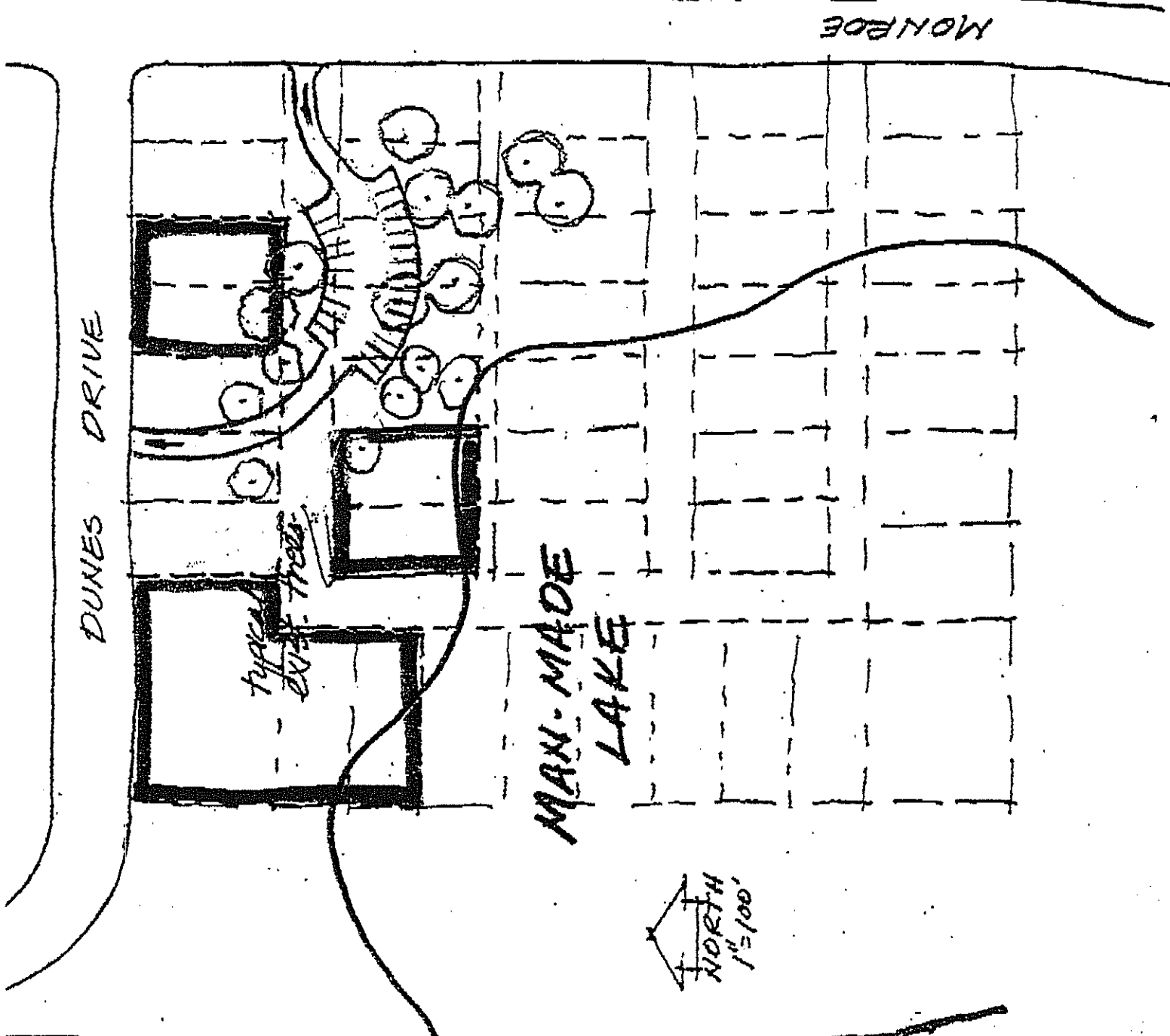
Terry L. Beier, P.E.  
Vice President  
DSLT Development Company  
Managing Partner

MrRose3  
Attachments

The parking area should be tucked into the exist. grade & trees.

Adjust the parking to preserve the existing trees where possible.

- Work with the grade. Man-made lake is about 10' lower than the road. All grading should be cut, not fill. Excess soil should be used for some low berms to screen parked cars from public view on Monroe & Dunes Drive - but still allow for some surveillance from a police vehicle.
- This is the most efficient layout - 90°, double loaded.



MONROE

DUNES DRIVE

MAXI-MADE LAKE

typical exist. trees

NORTH  
1"=100'



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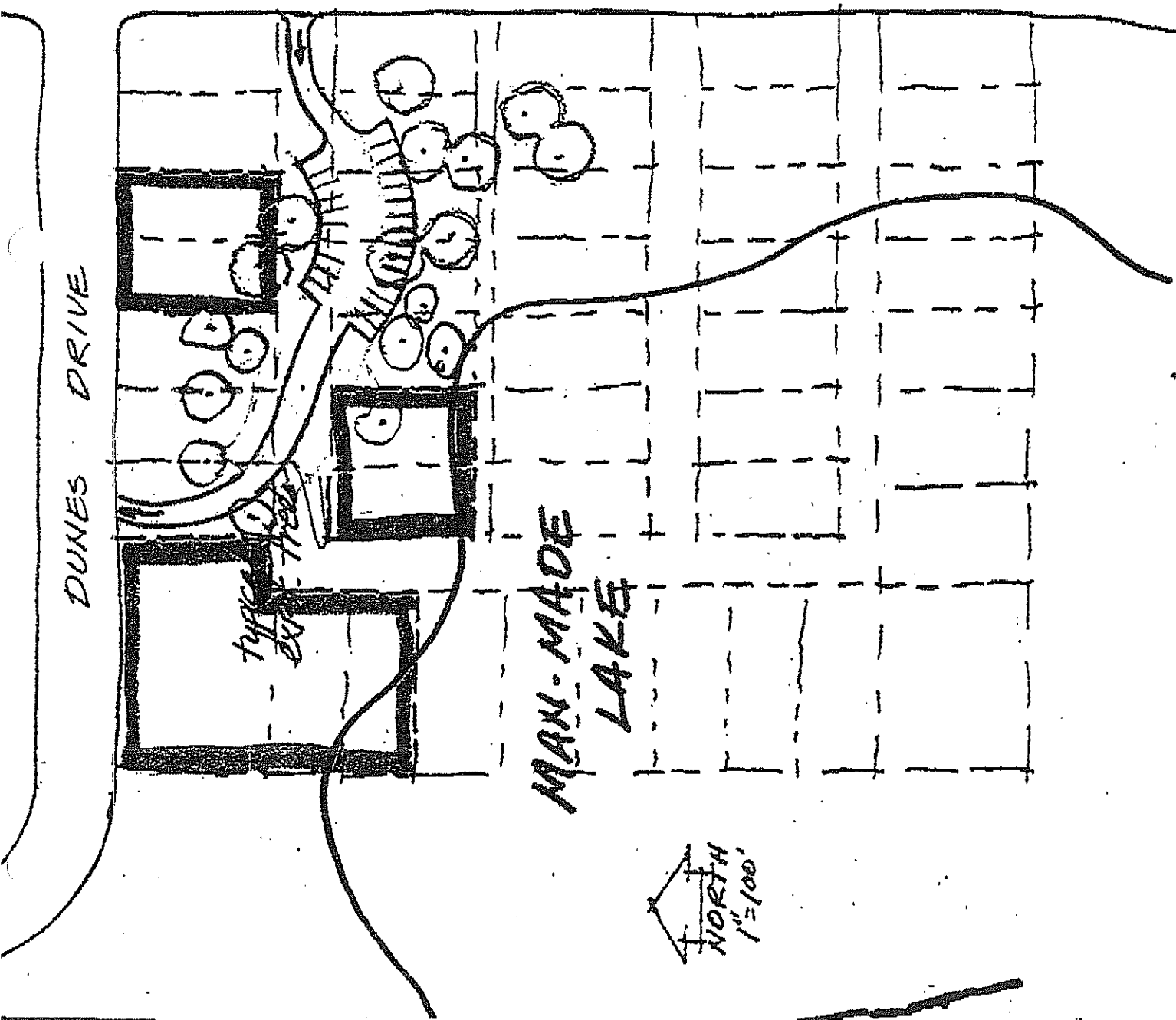
DUNES DRIVE

typical trees  
exist here

MAN-MADE  
LAKE

NORTH  
1"=100'

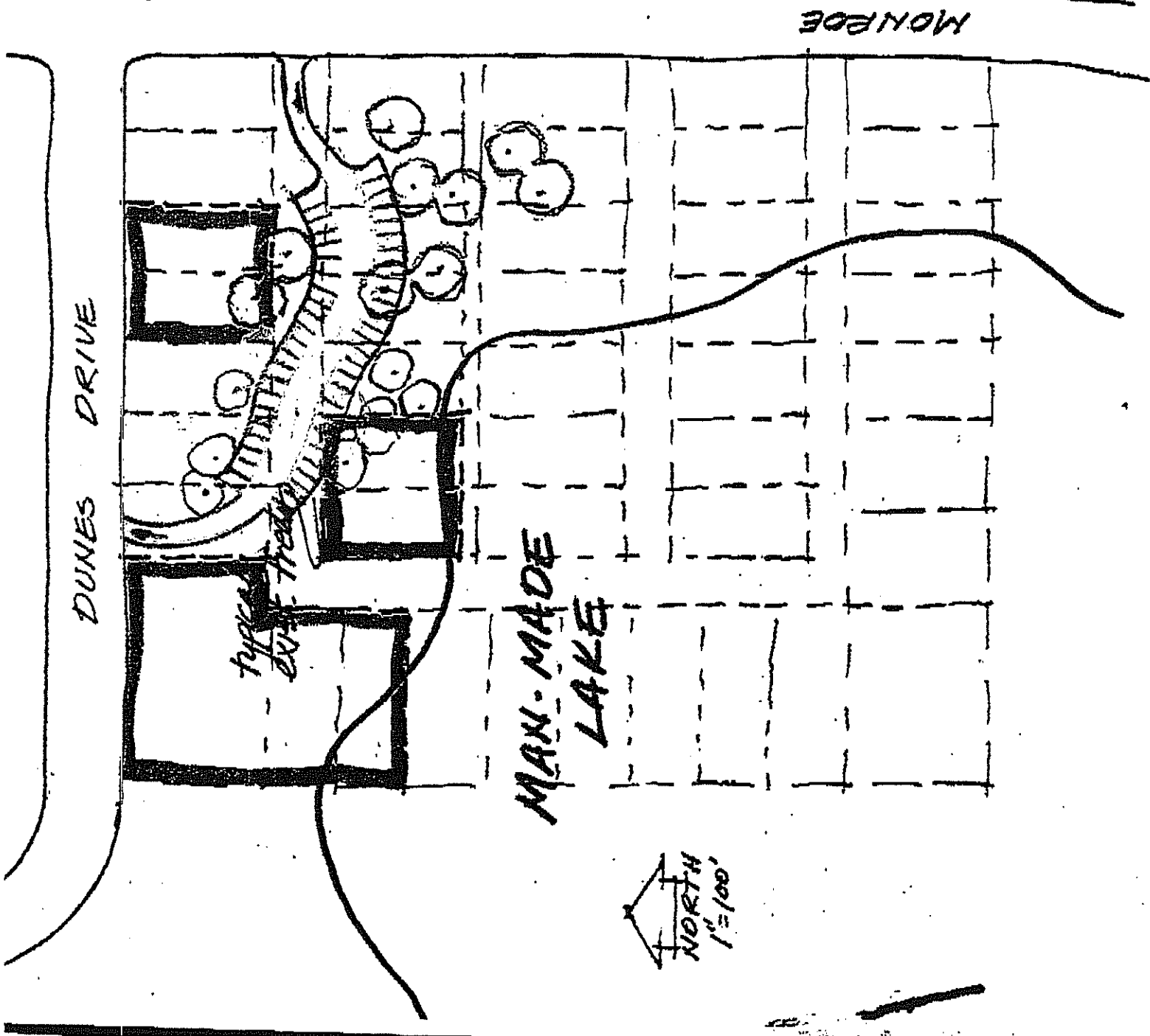
MONROE



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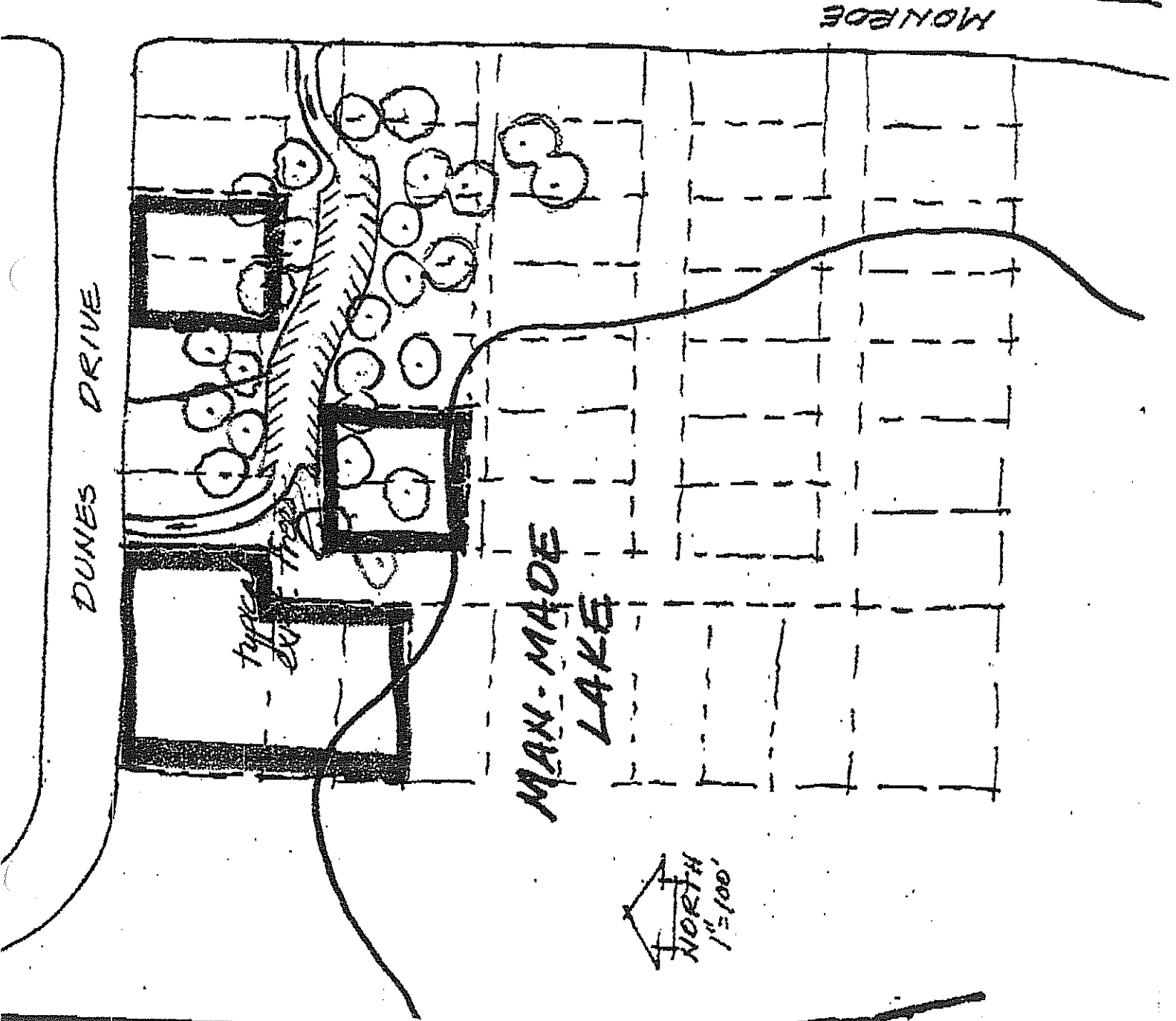
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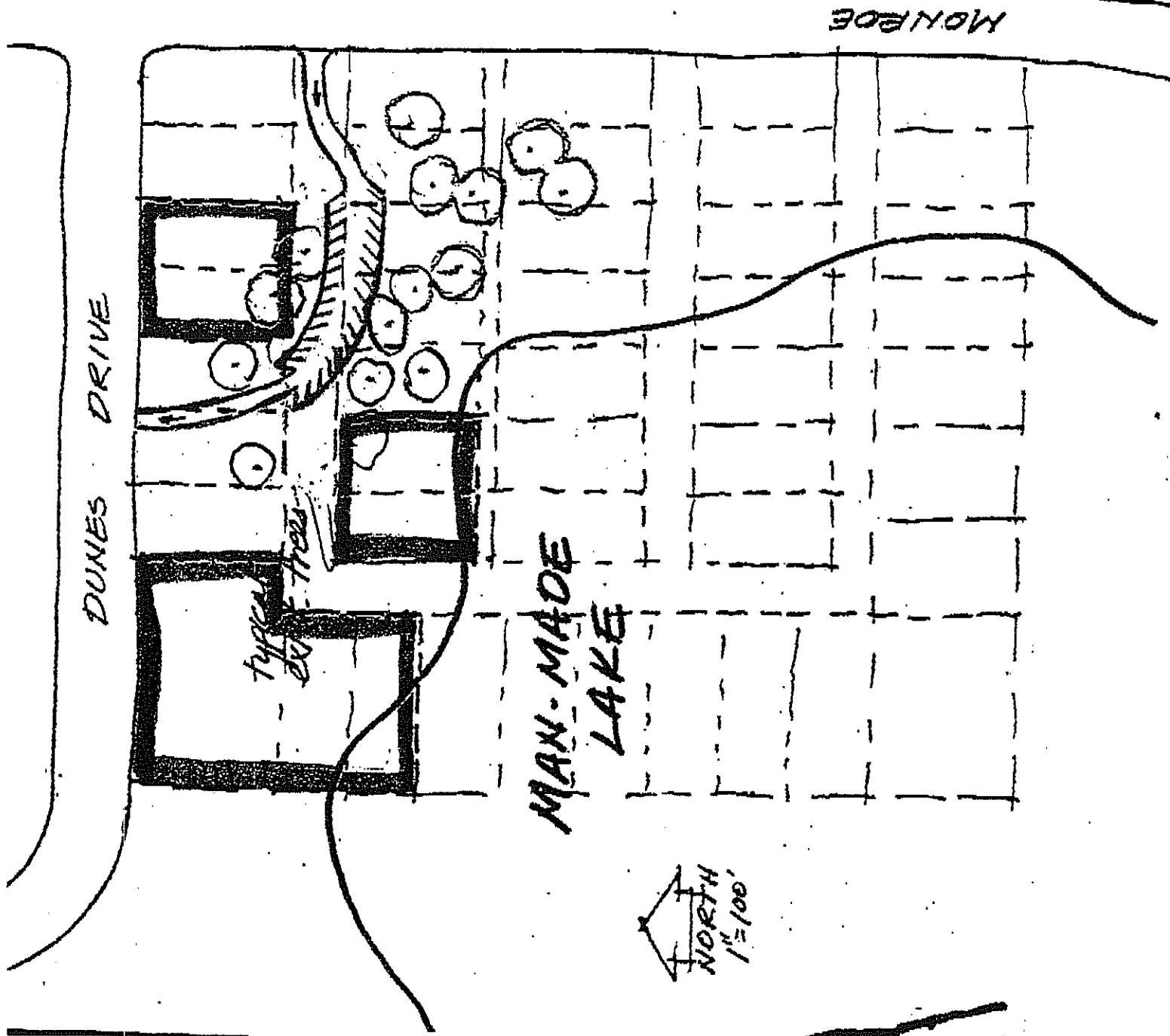
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This is the most efficient layout - 45° double loaded.



COUNCIL GOVERNMENT  
CITY MANAGER PLAN

P.O. BOX 358

MANISTEE, MICHIGAN 49660

CITY OF MANISTEE

Michigan\$150.00

## APPLICATION for SPECIAL USE PERMIT

Amor Sign Studios, Inc.

APPLICANT

443 Water Street/P.O. Box 433

ADDRESS

Manistee, MI 49660

CITY, STATE &amp; ZIP CODE

TELEPHONE NUMBERS- (HOME)

(WORK) 616-723-8361

## FOR OFFICE USE ONLY

PERMIT NUMBER 9632DATE RECEIVED 9-18-95TAX PARCEL NUMBER 51-51-448-712.01FEE RECEIVED & DATE 150.00 (9-18-95)

RECEIPT NUMBER

ACTION

REFERRED TO PLANNING COMMISSION

DATE OF PUBLIC HEARING 10.5.95ACTION TAKEN ☐ APPROVED ☐ DENIED

DATE OF ACTION

EXPIRATION DATE OF PERMIT

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLIN OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

## I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II PROPERTY INFORMATION' (BELOW) WHICH IS LOCATED IN THE C-1 Commercial ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY)

Relocation of highway bulletin displayApx. 15' North & Upgrading to industry standard size of 10' x 25'

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS HAS NOT BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST \_\_\_\_\_ YEARS.

IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: \_\_\_\_\_, DATE \_\_\_\_\_.

ACTION REQUESTED

DECISION: ☐ APPROVED ☐ DENIED

## II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, N/ATAX ROLL PARCEL PROCESS NUMBER 51-51-448-712.01ADDRESS OF PROPERTY: 283 River St.

(CONTINUED)

O MANISTEE CITY PLANNING COMMISSION/DRJ-1990

APPLICATION for SPECIAL USE PERMIT

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER &amp; PAGE WHERE FOUND &amp; ATTACH:

N/A

C. NAMES &amp; ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

Don Miller Land Owner1001 S. Mission St. Mt. Pleasant, MI 48858D. THIS AREA IS ☐ UNPLATTED, ☐ PLATTED, ☐ WILL BE PLATTEDIF PLATTED, NAME OF PLAT Greens AdditionE. THE PRESENT USE OF THE PROPERTY IS Dry Cleaners and Bike Shop

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? ☐ YES ☐ NO

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE):

30 Days After permitIII. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTIONA. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME  
Relocation and upgrading to industry standard of highway sign located aprox. 15' to south. Existing sign has been in service since 1971.B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:  
(ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:
  - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?
  - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD?

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:

1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
2. AN ENVIRONMENTAL ASSESSMENT.
3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.

C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

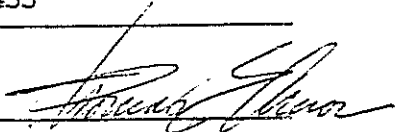
THE UNDERSIGNED AFFIRMS THAT HE/SHE/THEY IS/ARE THE ☐ OWNER, ☐ LESSEE, ☐ OWNER'S REPRESENTATIVE, ☐ CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENTS OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S) Amor Sign Studios, Inc.

443 Water St. / P.O. Box 433

Manistee, Mi 49660

Thomas E. Amor, President



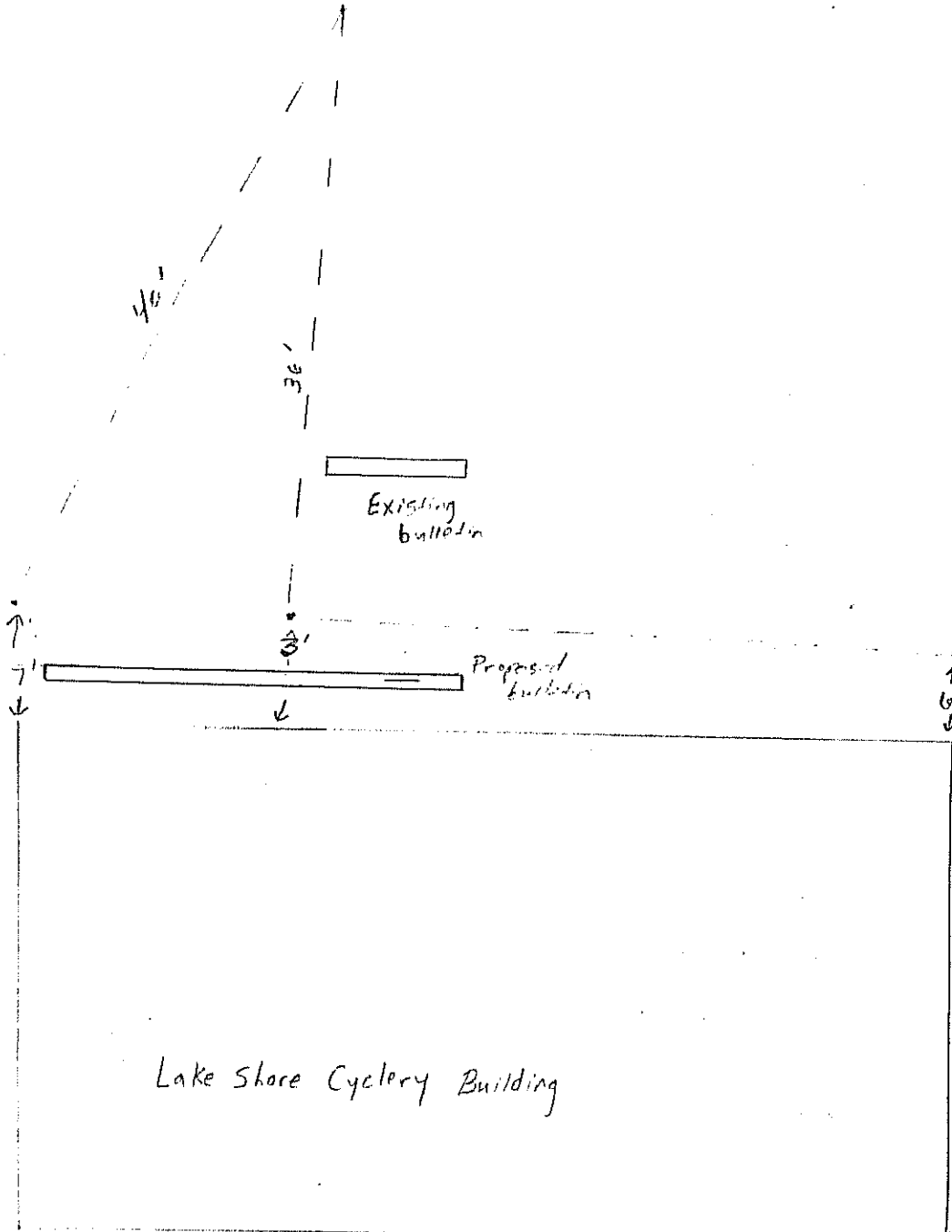
DATED September 12, 1995

September 12, 1995

111. STATEMENT OF SUPPORT

1. We have had a highway sign in this general location for the last 25 years. We would like to upgrade to the Outdoor Industry and our company standard size of 10' x 25'. We will be removing the existing sign and relocating to the laundromat property.
2. Outdoor Advertising structures are recognized as a legal commercial business activity by the state and federal government and compatible with other commercial businesses.
3. The new structure will be well maintained and will be an asset to the community.
4. The continuance of an Outdoor display will offer downtown businesses the opportunity to direct tourists and other motorists to their place of business.
5. The new structure will not have an adverse affect on the adjacent property owners.





Lake Shore Cyclery Building

AMOR SIGN STUDIOS, INC.  
reserves the exclusive right to bid  
on this drawing. Reproduction of  
this drawing is expressly forbidden.  
If a reproduction does occur,  
AMOR SIGN STUDIOS, INC. expects  
to take legal action and the effort  
incurred in creating these  
plans.

DATE	SCALE 1/8" = 1'	DATE
REVISED	W/O NO.	
DESIGN	DETAILING	
SALES	GRAPHICS	
CUSTOMER APPROVAL		

**AMOR**  
SIGN STUDIOS, INC.

443 WATER ST. P.O. BOX 433 • MANISTEE, MI. 49660 • 616-723-8361



443 WATER ST. P.O. BOX 933 MANISTEE, MI 49660-616-723-8381



DATE	SCALE	N/C
REVISED	W/O NO.	
DESIGN	DETAILING	
SALES	GRAPHICS	
CUSTOMER APPROVAL		DATE:

AMOR SIGN STUDIOS, INC.  
reserves the exclusive right to buy  
or this drawing. Reproduction of  
this drawing without permission  
of AMOR SIGN STUDIOS, INC. is  
prohibited. If a reproduction does occur,  
AMOR SIGN STUDIOS, INC. expects  
to be reimbursed \$500 in company  
for time and effort expended  
in creating these plans.

River Street

